

# GREENSVILLE COUNTY PLANNING COMMISSION

## AGENDA

Wednesday, September 9, 2020

6:00 p.m.

- I. CALL TO ORDER
- II. ROLL CALL
- III. APPROVAL OF AGENDA
  - A. Approval of Minutes – See Attachment - A.
    1. August 11, 2020
- IV. PUBLIC HEARING
  - A. ZMA-2-20 – Jerry Powell Ministries – See Attachment – B.
  - B. ZTA-1-20 – Jerry Powell Ministries - See Attachment – C.
- V. REGULAR SESSION
  - A. ZMA-2-20 – Jerry Powell Ministries
  - B. ZTA-1-20 – Jerry Powell Ministries
- VI. OTHER MATTERS
- VII. ADJOURN

**This meeting will be held at Golden Leaf Commons and all State mandated precautions will be followed. Due to the Covid-19 Pandemic, all persons attending this meeting will be required to wear protective face coverings, practice social distancing and follow the Governor’s Executive Order #63 and/or any future, updated Orders. Please arrive early in order to answer Covid-19 Pandemic Questionnaire. Thank you for your patience during these procedures.**

The Greensville County Planning Commission meeting was held Tuesday August 11, 2020, 6:00 p.m., Golden Leaf Commons, Suite B, located at 1300 Greensville County Circle, Emporia, Virginia.

**PRESENT**

Walter Robinson, Chairman  
Jeff Robinson, Vice-Chairman  
Lofton Allen  
Stephen Allen  
Dianne Barnes-Rhoades  
William Cain  
Annie Odom  
Kim Wiley

**ABSENT**

Joe Antorn, Jr.

**STAFF PRESENT**

Linwood E. Pope, Jr.  
Treva Pernell

**OTHERS PRESENT**

Crystal Lucy  
Vicki Clark

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Chairman Robinson called the meeting of Tuesday, August 11, 2020 to order. Mr. Robinson stated that the Commission would start the meeting with prayer. He called on Commissioner Jeff Robinson to offer prayer. The secretary called the roll.

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**In Re: APPROVAL OF THE AGENDA**

Chairman Robinson entertained a motion for approval of the agenda.

Commissioner Steve Allen made the motion to approve the agenda, seconded by Commissioner Dianne Barnes-Rhoades, with all voting aye, motion carried.

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**In Re: APPROVAL OF THE MINUTES**

Chairman Robinson entertained a motion to approve the minutes of July 14, 2020.

Commissioner Steve Allen made a motion to approve the minutes, seconded by Commissioner Lofton Allen, with all voting aye, motion carried.

Chairman Robinson entertained a motion to go into public hearing to hear SP-6-20 – Anita A. Wong and SP-7-20 – Crystal Lucy.

Commissioner Wiley made a motion to go into public hearing, seconded by Commissioner Barnes-Rhoades, with all voting aye, motion carried.

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**In Re: PUBLIC HEARING**

**SP-6-20 – Anita A. Wong**

Mr. Lin Pope stated that the applicant seeks approval to place a temporary manufactured home upon their family's property to provide assistance to the applicant's son given the nature of his medical condition. He stated that Article 3-11 of the Zoning Ordinance defines a handicapped case as a situation to which a person is physically, emotionally, or mentally handicapped or is affected by old age and requires constant care, yet residence by the person(s) in a dwelling constructed upon the lot is not practical or desirable under the circumstances.

Mr. Pope stated that staff recommends approval of this Special Use permit with the conditions as outlined in the Staff Report.

**SP-7-20 – Crystal Lucy**

Mr. Pope stated that the applicant seeks approval to operate a home business and construct an accessory building to house a hair salon upon property that the family owns located at 338 Brunswick Road. He stated that this property is located in a R1-B Residential district, Urban Service Area and that a Home Business is allowed within this district with issuance of a Special Use Permit.

Mr. Pope stated that because the proposed use is allowed and will not be a detriment to surrounding properties, Staff recommends approval of this request.

Chairman Robinson asked if anyone present would like to speak for or against this application.

Ms. Crystal Lucy addressed the Planning Commission. She thanked them for hearing this case and she assured the Commissioners that this new home business would not be a detriment to her neighborhood and would be constructed and kept in a manner that would coincide with the residential appearance of her neighborhood. She stated that all her clients made appointments in advance and her hours were Monday, Friday 9:00 a.m. to 5:00 p.m. and Tuesday, Thursday 10:00 a.m. to 7:00 p.m. She also stated that customer parking would be at the rear of the salon and the existing driveway would be used.

Ms. Vicki Clark addressed the Commission. She stated that she was not opposed to the applicant's request. However, she wondered about the value of her property dropping due to

having a home business next door and would it have an impact on her selling her property at a future time.

Being no other comments, Chairman Robinson entertained a motion to go into regular session.

Commissioner Steve Allen made a motion, seconded by Commissioner Jeff Robinson, with all voting aye, motion carried.

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**In Re: REGULAR SESSION**

Chairman Robinson asked for any further discussion among the Commissioners. There being none, he entertained a motion on SP-6-20 – Anita A. Wong.

Commissioner Jeff Robinson made a motion to approve SP-6-20 – Anita A. Wong, seconded by Commissioner Barnes-Rhoades, with all voting aye, motion carried.

Chairman Robinson asked for further discussion concerning SP-7-20 – Crystal Lucy.

Commissioner Robinson stated that he like the idea of the accessory building looking like a residential dwelling as Ms. Lucy described. He stated that he would like to see the conditions increased to reflect the maintenance of the building and yard, hours of operation, location of parking, a privacy fence installed and no signage.

Mr. Pope stated that the conditions would reflect these changes and also include the stipulation of the applicant establishing the home business within two years or if the home business ceases for a period of more than two years, this Special Use Permit would become void.

Being no further discussions, Chairman Robinson entertained a motion on SP-7-20 – Crystal Lucy.

Commissioner Jeff Robinson made a motion to approve SP-7-20 – Crystal Lucy, Commissioner Steve Allen seconded, with all voting aye, motion carried.

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**In Re: OTHER MATTERS**

Mr. Pope stated that there would be a joint meeting of the Board of Supervisors and the Planning Commission on Wednesday, August 12, 2020 at 6:00 p.m. in Golden Leaf Commons. He asked if everyone had received their agenda packets for that meeting.

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**In Re: ADJOURN**

There being no other discussions, Commissioner Steve Allen made a motion to adjourn the meeting, Commissioner Barnes-Rhoades seconded, with all voting aye. Motion carried and meeting was adjourned.

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Walter W. Robinson, Jr.  
Chairman

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## STAFF REPORT

ZMA-2-20

## OVERVIEW

OWNER	Jerry Powell
TAX MAP	27-164
ACREAGE	8.23 Acres
LOCATION	735' from City Limits of Emporia along Skippers Road
ELECTION DISTRICT	001, Zion
EXISTING ZONING	M-1, Industrial
EXISTING USE	Vacant Industrial Building
REQUEST	To rezone M-1, Industrial to R2-B
ADJACENT ZONING	B-2, M-1, R2-B
PREVIOUS ZONING ACTIVITY	None
CHARACTER OF AREA	Mixed Use, multi-family residential and business
ELEVATION	125 ft.
GREENSVILLE COUNTY COMPREHENSIVE PLAN (THE PLAN)	Urban Service Area on Land Use Plan- Commercial Hub/Residential Area

## DIRECTOR'S COMMENTS

The property that is the subject of this zoning request is located on Skippers road adjacent to the Brookridge Apartment Complex. The subject property is zoned M-1, Industrial and has a vacated industrial building located upon it. The applicant is requesting the property to be rezoned to R2-B, Residential so that he can utilize the vacant industrial building and establish an adult outreach center whose purpose is to temporarily house individuals who have just been released from incarceration and will provide them with re-entry programs.

The primary purpose of the M-1, Industrial District is to provide for areas within the County where light industrial uses which are compatible with County's economic development and rural development goals may be established. The general intent of the district is to accommodate limited industrial activities which may be expected to generate a moderate amount of vehicular traffic, and which may be expected to produce products that are shipped to outside markets without resulting in objectionable environmental impacts to the County. Selected industrial uses of a more intensive nature which are not detrimental to the County's environment or general economic policies may be authorized by conditional use permits.

The property that is subject to this re-zoning request was zoned M-1, Business in the early 1980's when the County developed its first Zoning Ordinance and established specific zoning districts. At that time the subject property was home to Miller Homes and later Craft-Diston both who utilized the property for industrial purposes. Craft-Diston closed its doors in the early 1990's and the property has sat vacant since that time. In more recent years Brookridge Apartments was constructed and the character of the area has somewhat changed.

The subject property is located on the line of a Residential Area and Commercial HUB on the Urban Service Area Map of the Comprehensive Plan (see attached).. Residential land uses within the Urban Service District are envisioned as including a full range of low to medium density residential development. Low density for this area is defined as single-family subdivisions with between two and three lots per acre and medium density is defined as multi-family housing such as townhouse projects with densities in the range of 8 to 10 units per acre

The proposed zoning designation, R2-B Multiple Family District was established to provide appropriate locations for housing consisting primarily of rental apartments and other dwelling types preferring higher densities. This district is intended to be established only in locations where water and sewer are available. In addition, it is anticipated that areas developed at this density will require additional public, semipublic and private uses to support and enhance the neighborhood. The primary intent of this district is to promote the establishment within the County of a variety of higher density housing styles designed primarily for rental at affordable prices.

The area immediately surrounding this request consists of properties zoned M-1; Industrial, B-2; Business and R2-B; Multi-Family Residential consisting of apartments, welding shop and an automotive garage.

Staff is of the opinion that it would be appropriate to downzone this property from B-2, General Business to R1-B, Residential for several reasons which are in concurrence with the Goals and Objectives found in the Greenville County Comprehensive Plan.

1. The subject property is located in an Urban Service Area in which low density and medium density residential development is expected.
2. Surrounding properties are already zoned R2-B multi-family residential, thus rezoning the subject parcel to R2-B would prevent the encroachment of conflicting land uses on an existing viable development.

3. Rezoning the subject property to R2-B would encourage the re-use of a vacant industrial building housing type and density that is consistent with the surrounding R2-B properties.

Because of the above noted reasons, Staff recommends approval of the request.

A handwritten signature in black ink, appearing to read "Linwood E. Pope, Jr.", written over a horizontal line.

Linwood E. Pope, Jr.  
Planning Director



# GREENSVILLE

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## ZONING MAP AMENDMENT

File #: ZMA-2-20

### Owner

Name: Jerry Powell Ministries

### Agent/Applicant (if different from owner)

Physical Address: 1084 Ashbin Road

Emporia, Virginia 23861

Mailing Address: " "

Telephone: 434-378-1319

Tax Map/Parcel Number(s)	Acreage(s)	Election District(s)
1. <u>27-164</u>	<u>8.23</u>	<u>002-Holtsford</u>
2. _____	_____	<u>1231 Skippers Rd.</u>

General Location: Old Craft Diston industrial building behind Brook Ridge  
Apartment

Current Zoning/Proffers	Requested Zoning/Proffers
1. <u>M-1</u> / Y/N	_____ / Y/N
2. _____ / Y/N	_____ / Y/N

Existing Use	Proposed Use
1. <u>Vacant Warehouse</u>	<u>Outreach Ministries, Temporary Residential for released</u>
2. _____	<u>inmate</u>

**YOU MUST ATTACH SURVEY PLAT OF PROPERTY OR LEGAL DESCRIPTION FROM DEED. YOU MAY INCLUDE SCHEMATIC DRAWINGS OF PROPOSAL.**

Description of Request: Request to rezone Tr # 27-164 (1231 Skippers Rd.)  
from M-1 Industrial to B2-B Multi-Family Residential

Justification: Wants to create an Adult Out-Reach Center with  
issuance of a Special Use Permit.

The foregoing information is complete and correct to the best of my knowledge. I acknowledge that representatives of Greenville County may inspect the property subject to this application and my permission to do so is hereby given.

Signature \_\_\_\_\_ Date \_\_\_\_\_  
(Agents must provide written documentation of authority)

Received by: [Signature] Date: 3-13-20

Planning Commission Action: \_\_\_\_\_

Board of Supervisors Action: \_\_\_\_\_



1095

SKIPPERS 301  
SKIPPERS 301

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ZMA-2-20

1231

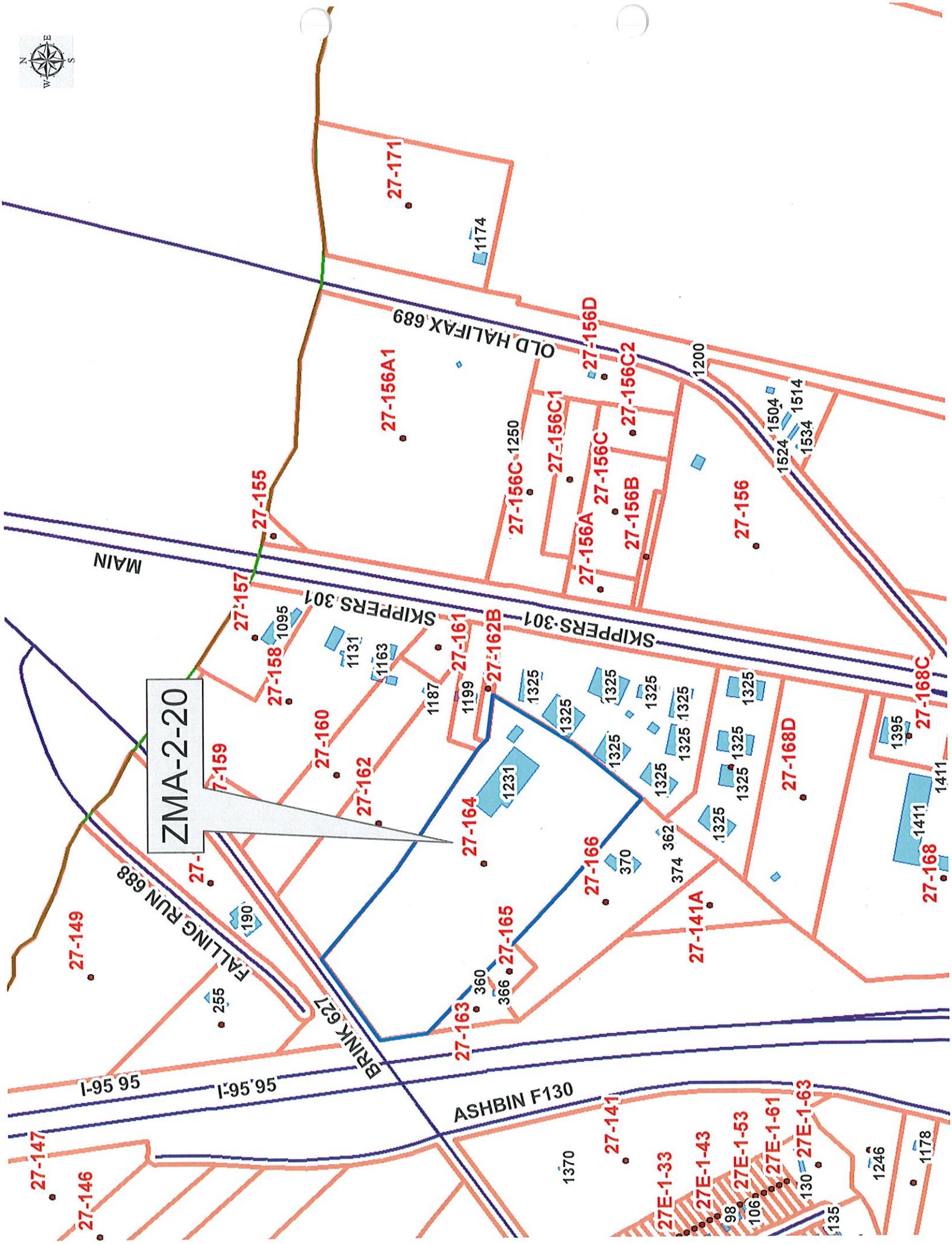
370

360

366

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**ZMA-2-20**

27-147  
27-146

27-149

27-159

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1095

27-160

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27-141A

27E-1-33

27E-1-43

27E-1-53

27E-1-61

27E-1-63

135

130

106

98

1246

1178

27-168

1411

1395

27-168C

27-156

1524

1504

1514

1534

27-156C2

27-156D

27-156C1

27-156C

27-156B

1250

27-156A1

1174

27-171

27-156A1

27-155

27-157

27-156C1

27-156C2

27-156D

27-156A

27-156B

27-156C

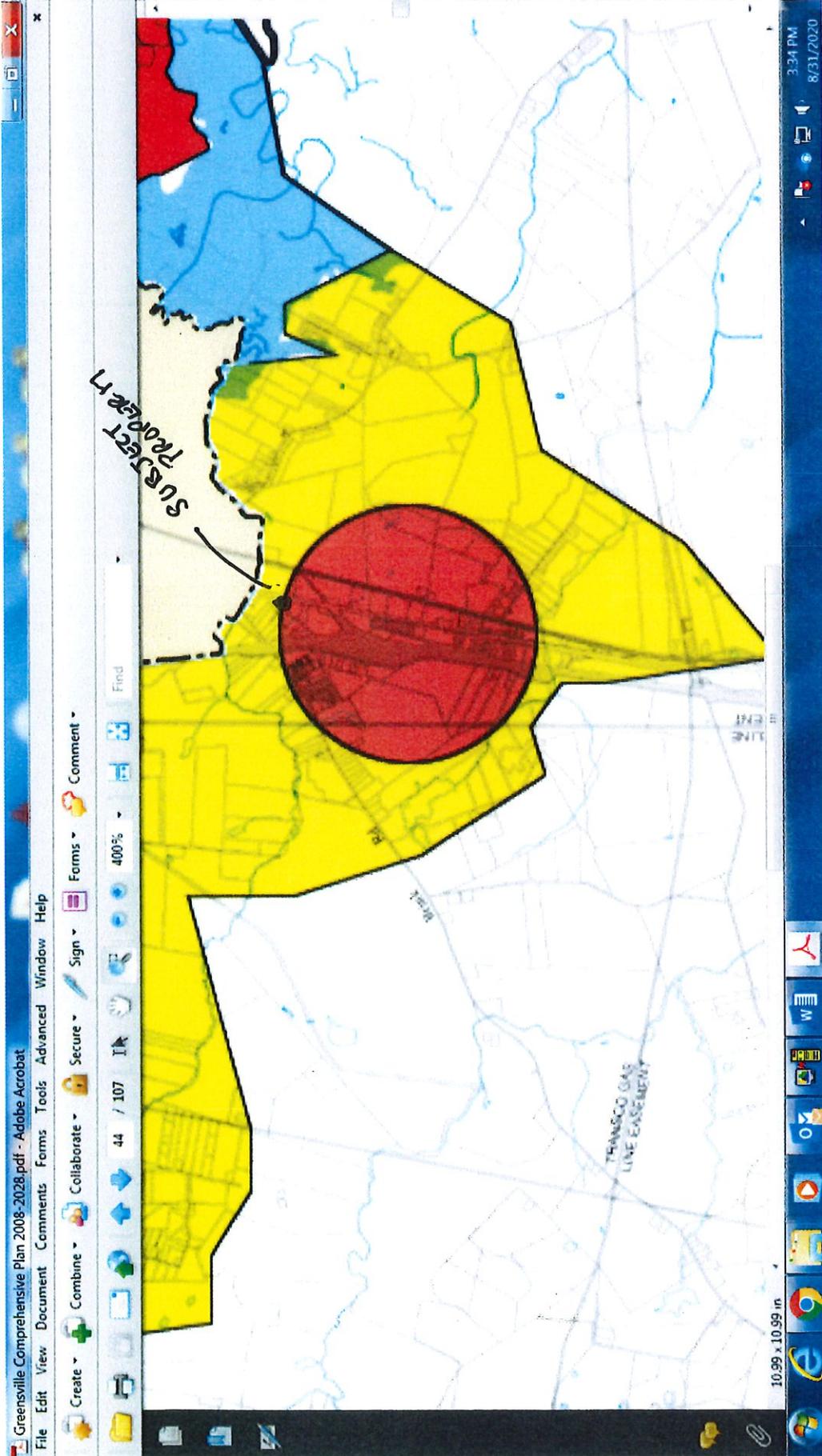
27-156D

27-156A1

27-156B

**ZMA-2-20 Jerry Powell Ministries  
ADJACENT PROPERTIES**

27-163	WALLER LIZZIE ESTATE C/O PERCY BLACK 13429 166TH PL APT 11A JAMAICA NY 11434
27-165	HICKS MORRIS N P O BOX 5 EMPORIA VA 23847
27-166	BROWN HANNAH F EST C/O STACY GRAY P O BOX 5 EMPORIA VA 23847
27-168B1	BROOK RIDGE LP ATT TONY A WEBB C/O VIRGINIA HOUSING (VHDA) P O BOX 5127 - MULTI-FAMILY/FI RICHMOND VA 23220
27-162, 27-162A, 27-162B	GORDON JAMES RUSSELL JR 1163 SKIPPERS RD EMPORIA VA 23847



## COUNTY OF GREENSVILLE

TO: Greenville County Planning Commission  
 FROM: Linwood Pope, Jr., Director of Planning   
 SUBJECT: ZTA-1-2020 – Jerry Powell  
 Date: September 1, 2020

The proposed additions to the Zoning Ordinance are being requested due to the interest of a new business within Greenville County.

The applicant Jerry Powell desires to amend Article 4: PERMITTED USES IN PRIMARY ZONING DISTRICTS, Table 4.1 Permitted Use Table to include the following use:

### Adult Outreach Center

The purpose of this Article is to establish permitted uses in primary zoning districts. To accomplish this purpose, Table 4.1 Permitted Use Table is hereby created as part of this Article, and likewise as part of the Zoning Ordinance of Greenville County. The "Permitted Use Table" establishes the uses of land, buildings, or structures that are permitted in Greenville County under this Ordinance, and stipulates the zoning district, or districts, in which each use is permitted.

### ADD: INSTITUTIONAL AND COMMUNITY SERVICES

**R2-B Multi-Family Residential                      U (Special Use Permit)**

The proposed addition to the Permitted Use Table (Table 4.1) will allow the establishment of an Adult Outreach Center only with the issuance of a Special Use Permit approved by the Board of Supervisors in an R2-B Multi-Family Residential District.

Special Use Permits may be granted by the Board of Supervisors for any of the uses for which a permit is required by the use regulations of the Zoning Ordinance. In granting any such special use permits, the Board of Supervisors may impose *conditions* that will assure that the use will conform to the requirements of the zoning ordinance. A special use permit shall not be issued unless the Board of Supervisors shall find that:

- The proposal as submitted or as modified will not affect adversely the health, safety, or welfare of persons residing or working in the neighborhood of the proposed use; and

will not be detrimental to public welfare or injurious to the property or neighborhood. Among matters to be considered in this connection are traffic congestions, noise, light, dust, odor, and vibrations, with regard to hours of operation, screening and other matters which might be regulated to mitigate adverse impact.

- The proposal as submitted or modified will conform to the comprehensive plan, or to specific elements of such plan, and the official policies adopted in relation hereto, including the purposes and the expressed intent of this Ordinance.

**Staff proposes to add the following definition to Chapter 23 of the Greenville County Zoning Ordinance:**

**ADD: DEFINITIONS**

**Adult Outreach Center:** a business that is either publically owned or privately owned that provides services and programs to adults, which may include but are not limited to; literacy training, comprehensive alcohol or substance abuse treatment, re-entry programs, temporary housing, education and life skill training, programs for mentally or physically impaired individuals, etc.

Staff feels that the requested use, Adult Outreach Center, is a use that will be beneficial to residents of the County and can be established with conditions imposed by a Special Use Permit so that it does not create nuisances to surrounding properties. Therefore, staff recommends approval of the applicants request to include the use, Adult Outreach Center as a use allowed in a R2-B Multi-Family Dwelling District by a Special Use Permit as well as approval of the above definition for an Adult Outreach Facility.



# GREENSVILLE

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## ZONING TEXT AMENDMENT

File #: ZTA-1-20

### Applicant

### Contact Person (If different from Applicant)

Name: Jerry Powell

Jerry Powell Ministries

Physical Address: 1084 Ashlin Road  
Emporia, Va. 23847

1231 Skippers Ln.

Mailing Address: \_\_\_\_\_

Telephone: 434-328-1311

Ordinance Section (s): Table 4.1

Do the above section (s) currently exist? Yes \_\_\_ No \_\_\_

Proposed Wording: Add use to ordinance to allow for temporary residential accommodations to released inmates that includes counseling, & re-entry programs & ministries.

Justification: There is a lack of these resources in Emporia/Greenville

The foregoing information is complete and correct to the best of my knowledge.

X  
Applicant \_\_\_\_\_

Date \_\_\_\_\_

Received by: \_\_\_\_\_

Date: 3-13-20

Planning Commission Action: \_\_\_\_\_

Board of Supervisors Action: \_\_\_\_\_